



**COMMONWEALTH OF MASSACHUSETTS
Town of Carver**

SPECIAL TOWN MEETING WARRANT

Plymouth, ss. To any of the Constables of the Town of Carver. County of
Plymouth in the Commonwealth of Massachusetts.

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of Carver qualified to vote in Town affairs, to meet at the Carver High School, all three precincts in said Carver, on the Seventeenth day of May, 2010 at 7:05 O'Clock P.M., then and there to act on the following Articles, namely:

Article 1. To see if the Town will vote to transfer from available funds amounts recommended by the Board of Selectmen to supplement specific budget line items appropriated at the 2009 Annual Town Meeting, or take any other action relative thereto.
(By Board of Selectmen)

Article 2. To see if the Town will vote to transfer the sum of Thirty-Five Thousand (\$35,000.00) Dollars from the Board of Health's trash collection fees receipts reserved for appropriation account (so-called Financial Assurances Mechanism) for the purpose of funding monitoring and maintenance of the North Carver Landfill, or take any other action relative thereto.

(By Board of Selectmen)

Article 3. To see if the Town will vote to Transfer One Hundred Forty Thousand, Six Hundred Fifty Dollars (\$140,650.00) from the Capital Projects Fund received as reimbursements from the Massachusetts School Building Authority for the John Carver Elementary School Feasibility Study and to apply such funds to the short term financing note for the School Feasibility Study, or take any other action relative thereto.

(By Treasurer/Collector)

Article 4. To see if the Town will vote to transfer from available funds the sum of Five Thousand Dollars (\$5,000.00) to pay for computer software programming for the three per cent discount program in the quarterly billing system to allow earned discounts to be carried forward and applied to the first quarter bill in subsequent years or taken any other action thereto.

(By Treasurer/Collector)

Article 5. To see if the Town will vote to transfer the sum of Ten Thousand Dollars (\$10,000.00) from the Expendable Library Trust Funds for the purpose of supplementing the FY 2010 Library Salaries; or take any other action thereto.

(By Library Trustees)

Article 6. To see if the Town will vote, in accordance with the provisions of Chapter 40Q of the General Laws, to (i) designate a development district within a portion of the territory of the Town located within the boundaries of the North Carver Water District (as shown on a map on file in the Offices of the Town Clerk and Selectmen), (ii) to adopt a development program for such development district, (iii) permit bonds authorized by the Town to pay costs of developing the water system within the North Carver Water District, to be issued pursuant to said Chapter 40Q of the General Laws, and (iv) to authorize the Board of Selectmen and any other appropriate officials of the Town to take any and all other action necessary or convenient to the carrying out of the purposes of this vote, or to take any other action relative thereto.

(By North Carver Water District)

Article 7. General By-Law Amendment: Stretch Energy Code

To see if the Town will vote to adopt the "Stretch Energy Code" set forth in the State Building Code at 780 CMR 120.AA (i.e., Appendix 120.AA), as may be amended from time to time, and to amend the Town of Carver General By-Laws by inserting a new Section under Chapter 8, entitled "Stretch Energy Code" as set forth below:

8.6 Stretch Energy Code:

8.6.1 Adoption. The Town of Carver has adopted the provisions of 780 CMR 120.AA (i.e., Appendix 120.AA of the State Building Code or the "Stretch Energy Code"), as may be amended from time to time, in place of the provisions set forth under 780 CMR 13.00, 34.00, 61.00 and 93.00.

8.6.2 Purpose. The purpose of the Stretch Energy Code shall be to provide the Town with a more energy efficient alternative to the base energy code otherwise set forth under the State Building Code.

or take any other action relative thereto.

(By the Board of Selectmen)

Article 8. To see if the Town will vote to amend Article II, Section 2100 of the Town of Carver Zoning By-Laws as shown below with changes in **bold**, or take any other action relative thereto:

2110. Establishment. For the purposes of this By-Law, the Town of Carver is hereby divided into the following districts:

RESIDENTIAL-AGRICULTURAL	RA
GENERAL BUSINESS	GB

VILLAGE BUSINESS	.	.	.	.	.	VB
GREEN BUSINESS PARK	.	.	.	.	.	GBP
HIGHWAY COMMERCIAL	.	.	.	.	.	HC
VILLAGE	.	.	.	.	.	V
INDUSTRIAL "A"	.	.	.	.	.	IA
INDUSTRIAL "B"	.	.	.	.	.	IB
INDUSTRIAL "C"	.	.	.	.	.	IC
AIRPORT	.	.	.	.	.	AP

"Overlay" districts are also hereby created:

(1) WATER RESOURCE PROTECTION DISTRICT (see Section 4300)

(2) WETLAND DISTRICT (see Section 4400)

(3) PLANNED TOURIST COMMERCIAL DISTRICT (PTCD) (see Section 4500)

(4) WIRELESS COMMUNICATION FACILITIES DISTRICT(WCF) (see Section 4600)

(5) PLANNED NEIGHBORHOOD DEVELOPMENT (PND) OVERLAY DISTRICT (see Section 2800)

The boundaries of these districts are defined and set forth on the map entitled, "Zoning Map, Town of Carver, Massachusetts", dated September 1999, as amended June, 2010 and as may be subsequently amended by vote of Town Meeting. This map is on file with the Town Clerk. This map and all explanatory matter therein are hereby made a part of this Zoning By-Law.

or take any other action relative thereto

(By Planning Board)

Article 9. To see if the Town will vote to amend Article II, Section 2230 of the Town of Carver Zoning By-Laws as shown below with the changes to the original indicated in **bold**, or take any other action relative thereto:

2230. Use Regulation Schedule.

PRINCIPAL USE	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP
A. RESIDENTIAL										
Detached single-family dwelling	Y	N	Y	N	Y	N	N	N	N	N
Conservation subdivision	SP*	N	N	N	N	N	N	N	N	N
Duplex and Two Family Dwelling	SP*	N	SP*	SP*	SP*	N	N	N	N	N
Planned Neighborhood Development	SP*	N	SP*	SP*	SP*	SP*	N	N	N	N
Townhouse Development	SP*	SP*	SP*	N	SP*	N	N	N	N	N
Mixed Use Structures, dwelling units above commercial or office uses	N	N	Y	Y	Y	N	N	N	Y	N

Agricultural use exempted by G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural use not exempted by G.L. c. 40A, s. 3	SP	N	Y	Y	Y	N	Y	Y	Y	Y
Cranberry receiving station	SP	N	SP*	N	N	N	Y	Y	Y	Y
Child care facility or day care facility exempted by GL c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Airport	N	N	N	N	N	N	N	N	N	Y
Heliport	N	N	N	N	N	N	SP*	SP*	N	SP*
Cemetery	SP	N	SP	N	SP	N	N	N	N	SP
Earth Removal+	Y	N	Y	N	N	N	Y	Y	N	Y
Mobile Home Park	SP	N	N	N	N	N	SP	SP	N	SP

COMMERCIAL	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP
Office	N	Y	Y	Y	SP*	Y	Y	N	Y	SP*
Bank, including free-standing ATM & drive-in facilities	N	Y	Y	Y	SP*	Y	SP*	N	SP*	SP*
Retail sales with manufacturing or assembly in a building less than 20,000 sq. ft. building footprint.	N	Y	SP*	Y	SP*	Y	SP*	SP*	N	SP*
Retail sales or rental less than 80,000 square feet in gross floor area for a single structure without display outdoors	N	Y	Y	N	N	Y	SP*	N	N	N
Retail sales or rental less than 80,000 square feet in gross floor area for a single structure with display outdoors	N	Y	SP*	N	N	SP*	SP*	N	N	N
Retail sales or rental less than 25,000 sq. ft. in gross floor area for a single structure without display outdoors	N	Y	SP*	Y	N	Y	SP*	N	N	N
Retail sales or rental less than 25,000 sq. ft. in gross floor area for a single structure with display outdoors ¹	N	Y	SP*	Y	N	Y	SP*	N	N	N
Motor vehicle service station	N	SP*	SP*	SP*	N	N	Y	N	N	N
Motor vehicle repair shop	N	SP*	SP*	SP*	N	N	Y	N	N	N
Establishment for the sale or consumption of alcoholic beverages, with or without entertainment, including clubs,	N	SP	SP	SP	SP	N	SP	SP	N	SP

whether for profit or not for profit										
Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N
Hospital or sanitarium	N	Y	SP	N	N	Y	SP	N	N	N
Convalescent or nursing home, or assisted elderly housing	SP	Y	SP	N	N	N	SP	N	N	N
Hotel or motel	N	Y	SP*	N	N	Y	SP*	N	N	N
Bed and Breakfast	SP*	N	Y	Y	SP*	N	N	N	N	N
Print shop	N	Y	SP*	Y	N	Y	Y	N	Y	N
Craftsman/Tradesman	N	Y	Y	Y	Y	Y	N	N	Y	N
Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Service shop	N	Y	Y	Y	Y	N	N	N	Y	N
Restaurant, not including fast-food or drive-in restaurant	N	Y	Y	Y	SP*	SP*	SP*	N	N	SP*
Fast-Food or drive-in restaurant	N	SP*	SP*	SP*	SP*	N	N	N	N	SP*
Places of assembly	N	SP*	SP*	N	SP*	N	SP*	N	N	N
Animal Hospital or Hobby or Commercial Kennel ²	SP*	SP*	SP*	SP*	SP*	SP*	Y	SP*	N	N
B. COMMERCIAL (Continued)	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP
Drive-in service at facility other than restaurant or bank	N	SP*	SP*	SP*	SP*	SP*	SP*	N	SP*	SP*
Adult Use	N	N	N	N	N	N	SP	SP	N	N
Landscaping business ³	SP*	N	SP*	N	SP*	N	Y	N	N	N
Nursery/Greenhouse	Y	N	Y	SP*	SP*	N	Y	Y	Y	N
Car wash	N	N	SP*	N	N	N	Y	N	N	N
Commercial recreation, outdoors ³	SP*	N	SP*	N	N	N	SP*	N	N	N
Major Commercial Project	N	SP*	SP*	N	SP*	SP*	SP*	SP*	N	SP*
Tattoo Parlor/Body Piercing	N	SP*	N	N	N	N	SP*	SP*	N	N
Non-Exempt educational use	N	SP*	N	Y	N	SP*	SP*	SP*	N	N
C. INDUSTRIAL	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP
Light manufacturing in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	Y	Y	Y	SP*
Light manufacturing in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	SP*	N	N
Manufacturing, processing, assembly, or fabrication in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	Y	Y	N

Manufacturing, processing, assembly, or fabrication in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	SP*	N	N
Wholesale, warehouse, or distribution facility in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	Y	Y	Y	SP*
Wholesale, warehouse, or distribution facility in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	SP*	N	SP*
Bituminous concrete or concrete batching plant	N	N	N	N	N	N	N	SP*	N	N
Contractor's yard	N	N	N	N	N	SP*	SP*	SP*	Y	N
Sawmill ⁴	SP	N	SP*	N	N	N	SP*	SP*	N	N
Auto Body Shops	N	N	N	N	N	N	Y	Y	N	N
Self Storage Facility	N	N	N	N	N	N	Y	N	N	Y
Truck, bus or freight terminal	N	N	N	N	N	SP*	SP*	SP*	N	SP*
Renewable or Alternative Energy research and development facilities	N	Y	N	N	N	Y	Y	Y	Y	N
Manufacturing, processing, assembly, or fabrication of alternative energy components	N	N	N	N	N	Y	N	N	Y	N
Publicly Owned Treatment Works or POTW	N	N	N	N	N	Y	Y	Y	N	N
Privately Owned Wastewater Treatment Facility or PWTF⁵	N	N	N	N	N	SP*	SP*	SP*	N	N

+ Allowed by right with approval by the Earth Removal Committee under the General Bylaws.

¹ Outdoor displays and sales of flowers and plants are allowed by special permit in the Village District.

² The raising, breeding, and training of dogs that qualifies as agricultural use under G.L. ch. 40A, Section 3 shall be allowed on parcels of more than 5 acres in any district. See Section 6.1 of the General By-laws

³ Minimum sites of 5 acres in RA district

⁴ Minimum sites of 5 acres in RA District

⁵ Does not include package treatment plants as accessory uses to townhouse, subdivision, commercial or **industrial development**

(By Planning Board)

Article 10. To see if the Town will vote to amend the Carver Zoning Bylaw and Zoning Map by rezoning, from Highway Commercial (HC) to Green Business Park (GBP), parcels located on Park and Montello Street and identified on the Assessors Maps

as Map 20 Lot 1; Map 20 Lot 2-1; Map 20 Lot 3; Map 21 Lot 2A; Map 22 Lot 3; Map 22 Lot 3-1; Map 22 Lot 3A; Map 22 Lot 3B; Map 22 Lot 4; Map 22 Lot 10; Map 22 Lot 11; Map 23 Lot 3-1; Map 23 Lot 3-2; Map 23 Lot 3-3; Map 24 Lot 1; Map 24 Lot 2; and from Highway Commercial (HC) to Industrial C (IC) located on Plymouth and North Main Streets and identified on the Assessors Maps as Map 20 Lot 1A; Map 20 Lot 1B; Map 20 Lot 2A; Map 21 Lot 1; Map 21 Lot 2; Map 21 Lot 3; Map 21 Lot 4; Map 21 Lot 5B; Map 22 Lot 8; Map 22 Lot 9; Map 48 Lot 1; Map 48 Lot C; and from Highway Commercial (HC) to Village Business (VB) located on North Main Street and identified on the Assessors Maps as Map 18 Lot 3A; Map 18 Lot 3B; Map 18 Lot 4; and from Residential Agricultural (RA) to Industrial C (IC) located on Plymouth Street and identified on the Assessors Maps as Map 21 Lot 5A; Map 48 Lot 3B; and from Residential Agricultural (RA) to Highway Commercial (HC) located on Plymouth and High Streets and identified on the Assessors Maps as Map 25 Lot 1-M1; Map 26 Lot 8; Map 26 Lot 9; and from General Business (GB) to Village Business (VB) located on Plymouth and North Main Streets and identified on the Assessors Maps as Map 18 Lot 5; Map 18 Lot 6; Map 18 Lot 6A; Map 18 Lot 7; Map 18 Lot 11; Map 18 Lot 21; Map 18 Lot 22; Map 18 Lot 22A; Map 18 Lot 22B; and from Village (V) to Village Business (VB) located on Plymouth, High and North Main Streets and identified on the Assessors Maps as Map 18 Lot 20; Map 18 Lot 23; Map 18 Lot 24; Map 18 Lot 25; Map 18 Lot 26; a copy of said maps having been filed with the Town Clerk or take any other action relative thereto:

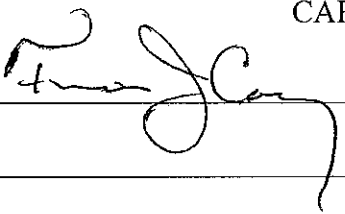
(By Planning Board)

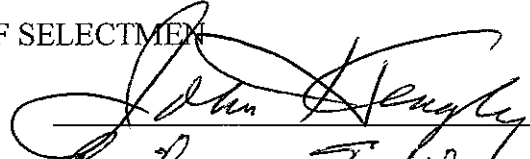
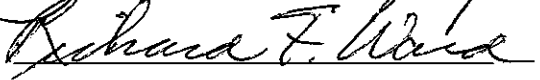
And you are directed to serve this warrant by posting attested copies thereof at the several places designated by vote of the Town fourteen days at least before the time of holding said meeting.

Hereof fail not and make due return of this warrant, with your doings thereon at the time and place of meeting aforesaid.

Given under our hands this 27th Day of April, 2010.

CARVER BOARD OF SELECTMEN



Pursuant to the above warrant, I have notified and warned the inhabitants of Carver qualified to vote in Town affairs to meet at the time and place and for the purpose therein expressed by posting attested copies thereof in the Town Hall and in each of the Fire Stations and Post Offices in Carver as required bylaw seven days at least before the time of said meeting.

5/3/10
Date


Constable

A True Copy Attest